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MAY 31 2005

PLANNING DIVISION

May 31, 2005

Trudy Ryan
City of Sunnyvale Planning Department
P. O. Box 3707
Sunnyvale, CA. 94088

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PLANNING DIVISION

RE: Conversion Impact Report for Oasis Mobile Manor

Dear Ms Ryan:

Please be advised the residents of Oasis Mobile Manor received the CIR on Friday and Saturday, May 13th. and 14th., 2005. We were advised by Margaret Nanda that the meeting to explain it was on Monday and Tuesday, May 16th. and 17th (ONLY 2 AND 3 DAYS NOTICE). This was not enough time for residents to read and understand, let alone meet and discuss the CIR to ask intelligent questions.

At our meeting with Amy Chan, Bob Pasternoster, city attorney, and yourself, we were told we needed to present in writing any errors and/or misleading information in the CIR to the planning department by June 1st in order to be included in council's packets for June 14th meeting.

Attached is a list of the discrepancies and errors that we have found to date. We feel the CIR is incomplete. We are not satisfied that we have had enough time to be thorough and feel more time is needed.

Your attention to this issue is greatly appreciated.

Thank you,



D. Keys - HOA - Sec/Treasurer

CIR DISCREPANCIES, errors, misleading information and is incomplete.

- ① — Section 1. Page 4: Names of residents list names of deceased Ray Frost and names of people who have sold to owners /developers and have moved
- ② — Section 2. Page 7: States #50 Irene Dulfer refused to give information
- ③ — Section 3. Page 8: The 20 mile radius used a compass circle, not by highways as we and our families must drive within 20 miles, not fly. Also states a total of 151 units within 20 miles ...this is an incorrect figure as it includes closed and sold parks and disconnected phone numbers. They also use a statistic "Doma Estates" and IT IS CLOSED. The ordinance says comparable parks and none of these are comparable. ALSO NONE OF THESE ARE SENIOR PARKS.
- ④ — Section 4. Page 11: conclusion if we can not move our units, where has owner moved the units they took out?
- ⑤ — Section 5. Page 13: Industry standards - Who would qualify? As one must have gross monthly income of 3x rental cost, i.e. \$650=\$1950 month.
- ⑥ — Section 9. Page 20 #19.72.020: Community director never addressed residents in the selection of housing specialist, why weren't they consulted? (who did the choosing and did the community director approve of this?)
- ⑦ — Section 9. Page 23: 19.72.060 Sunnyvale ordinance (sub b4) says right of first refusal...how can we have this right if we are re-located and moved away and at this time do not know what is to be developed?
- ⑧ — Section 11. Page 25: What is ordinance number 197.72.060?
- ⑨ — Section 11. Page 27. #5 First right of refusal: If I'm no longer a resident of Sunnyvale how would I be able to influence what will be developed and built here?
- ⑩ — Section 11. Page 27. #6 Summary: Centex/Dubrovnik states \$22,500. as 100% value. If the 4 appraisals made ranged from \$7,500. to \$27,500 why wasn't unit #52 \$39,000. included? AND which unit was \$7,500.? When asked, M. Nanda and J. Jacobs, said they couldn't remember.

THIS IS IMPORTANT – THE CIR DOES NOT ADDRESS USES

- (11) — Section 12. Page 28: Sunnyvale ordinance #19.72.020 b – STATES the CIR is to include a timetable for conversion of the park to one or more Uses.
- (12) — Section 12. Page 30 (5f): States mobile homes in Sunnyvale and Santa Clara range from \$15,500-\$54,900. We think they range from \$38,000 to \$150,000.
- (13) — Section 12. Page 30 #7 Timetable: Regarding contract from park owners: will it have a clause that says I give up the right of first refusal? ALSO we need to have a copy of the contract NOW in order to review.
- (14) — Section 13. Page 31: Appendix #11 is this correct? It is only given to the community director. How will we know if it is correct?
- (15) — Section 14. Page 32 Conclusion: Incorrect as it doesn't address issue of 19.72.020 b – WHAT IS THE CONVERSION TO? (SAYS ONE OR MORE USES) It does not discuss the right of first refusal.
- (16) — Appendix 3: Why no senior park designation (only one senior park on list) ALSO list includes closed, sold parks & disconnected phone numbers.
- (17) — Appendix 6: Lists manager and assistant manager as renters making a total of 10 renters not 9 as earlier stated.
- (18) — Appendix 7: Shows first listing as \$10,000 at 1220 Tasman. Where is this? There are no space numbers on these listings ...how can we check out?
- (19) — Appendix 8: Many residents did not complete form and were not interviewed.
- (20) — Appendix 9: States mobile homes available to buy range from \$15,500 to \$50,000. Then they show the actual listings up to \$149,500+. Only one home is listed at \$15,500 and the next lowest is \$37,900. This is misleading as to what is available.